

ORDINANCE NO. _____

AN ORDINANCE REZONING TWO TRACTS OF LAND TOTALING 6.202 ACRES, BEING SITUATED IN THE CRAWFORD BURNETT SURVEY, ABSTRACT 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That the City of College Station Zoning Ordinance #1638, more specifically the Official Zoning Map, be amended as set out in Exhibits "A", "B" "C", and "D" attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

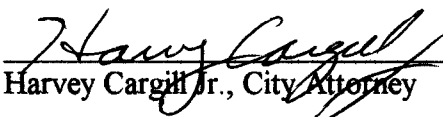
PASSED, ADOPTED and APPROVED this 24th day of August, 2000.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



Harvey Cargill Jr., City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, and part of Zoning Ordinance #1638, is hereby amended as follows:

The following property is rezoned from C-1 General Commercial, C-N Neighborhood Business, R-2 Duplex Residential, and A-O Agricultural Open to C-1 General Commercial and R-3 Townhouse.

Two tracts of land totaling 6.202 acres being situated in the Crawford Burnett Survey, Abstract No. 7, College Station, Brazos County, Texas, and being a part of that certain Called 6.202 acre tract as described in deed from Frank Elbrich, Sr., to Brazos Triad Land Development Partnership, Ltd., of record in Volume 3290, Page 342, Deed Records of Brazos County, Texas, and Brazos County Clerk File Numbers 0720037, 0720048, and 0720051, said 6.202 acre tract being more particularly described by metes and bounds in the attached Exhibits "B", "C", and shown graphically in Exhibit "D".

METES AND BOUNDS DESCRIPTION
PROPOSED C-1 ZONING DISTRICT
2.501 ACRES

Being all that certain tract or parcel of land lying and being situated in the CRAWFORD BURNETT SURVEY, Abstract No. 7, College Station, Brazos County, Texas, and being a portion of the 46.914 acre tract conveyed to Brazos Triad Land Development Partnership, Ltd. by Frank Elbrich, Sr., et al by deed recorded in Volume 3290, Page 342 of the Official Records of Brazos County, Texas (O.R.B.C.) and the 0.9985 acre and 0.9840 acre tracts conveyed to Brazos Triad Land Development Partnership, Ltd. by John E. Elbrich, et ux by deed recorded in file number 0720048 at the Brazos County Clerk's office and being more particularly described by metes and bounds as follows:

BEGINNING: at the intersection of the northwest right-of-way line of Navarro Drive as described by plat recorded in Volume 3454, Page 157 (O.R.B.C.) and the northeast right-of-way line of F.M. 2154 (commonly known as Wellborn Road and based on a 100-foot width), from whence the south corner of the said 46.914 acre tract bears S 46° 57' 17" E at a distance of 84.31 feet for reference;

THENCE: N 46° 57' 17" W for a distance of 194.81 feet and N 47° 04' 31" W for a distance of 215.38 feet along the northeast line of said F.M. 2154 to the most westerly corner of this 2.501 acre tract;

THENCE: N 46° 56' 33" E for a distance of 231.25 feet along the northwest line of this tract and the southeast line of the Ed Marshall 2½ acre tract described in Volume 159, Page 444 of the Brazos County Deed Records (B.C.D.R.) for corner;

THENCE: S 47° 04' 31" E for a distance of 135.34 feet,
S 66° 07' 15" E for a distance of 139.22 feet and
S 45° 17' 44" E for a distance of 159.85 feet through the interior of the said 46.914 acre, 0.9985 acre and 0.9840 acre tracts to the southeast corner of this tract, said corner also being in the beforementioned northwest right-of-way line of Navarro Drive;

THENCE: S 44° 42' 16" W along said Navarro Drive line for a distance of 247.46 feet to the Point of Curvature of a curve to the right;

THENCE: 38.55 feet along the arc of said curve having a central angle of 88° 20' 27", a radius of 25.00 feet, a tangent of 24.29 feet and a long chord bearing S 88° 52' 29" W at a distance of 34.84 feet to the POINT OF BEGINNING and containing 2.501 acres of land, more or less.

METES AND BOUNDS DESCRIPTION
PROPOSED R-3 ZONING DISTRICT
3.698 ACRES

Being all that certain tract or parcel of land lying and being situated in the CRAWFORD BURNETT SURVEY, Abstract No. 7, College Station, Brazos County, Texas and being:

- 1) a portion of the 46.914 acre tract conveyed to Brazos Triad Land Development Partnership, Ltd. by Frank Elbrich, Sr., et al by deed recorded in Volume 3290, page 342 of the Official Records of Brazos County, Texas (O.R.B.C.),
- 2) a portion of the 0.9985 acre, 0.9840 acre and 1.0047 acre tract conveyed to Brazos Triad Land Development Partnership, Ltd. by John E. Elbrich, et ux by deed recorded in file number 0720048 at the Brazos County Clerk's office,
- 3) all of the 1271 square feet conveyed to Brazos Triad Land Development Partnership, Ltd. by ZKML, Inc. by deed recorded in file number 0720037 at the Brazos County Clerk's office,
- 4) all of the 1872 square feet conveyed to Brazos Triad Land Development Partnership, Ltd. by KD Investments, Inc. by deed recorded in file number 0720051 at the Brazos County Clerk's office and
- 5) a portion of Lot 5, Block 5, Steeplechase Subdivision, Phase Three as conveyed to Jae Hoon Jun and Kyung Hee in Volume 3720, Page 160 (O.R.B.C.),

and being more particularly described by metes and bounds as follows:

BEGINNING: at the most southerly corner of Lot 1, Block 5, Steeplechase Subdivision, Phase Three as recorded in Volume 3454, Page 159 (O.R.B.C.), said corner also being in the northwest right-of-way line of Navarro Drive (based on a 60-foot width as described by plat recorded in Volume 3454, Page 157);

THENCE: S 50° 59' 44" W along said Navarro Drive line for a distance of 180.00 feet to the Point of Curvature of a curve to the left;

THENCE: 168.00 feet continuing along said Navarro Drive along the arc of said curve having a central angle of 06° 17' 28", a radius of 1530.00 feet, a tangent of 84.08 feet and a long chord bearing S 47° 51' 00" W at a distance of 167.91 feet to the Point of Tangency;

THENCE: S 44° 42' 16" W for a distance of 44.75 feet for the most southerly corner of this 3.698 acre tract;

THENCE: N 45° 17' 44" W for a distance of 159.85 feet,

N 66° 07' 15" W for a distance of 139.22 feet and

N 47° 04' 31" W for a distance of 135.34 feet through the interior of said 46.914 acre, 0.9985 acre and 0.9840 acre tracts to the most northwesterly corner of this tract, said corner also being in the southeast line of the Ed Marshall 2½ acre tract described in Volume 159, Page 444 of the Brazos County Deed Records (B.C.D.R.);

THENCE: N 46° 56' 33" E for a distance of 98.44 feet to the east corner of the said Marshall tract;

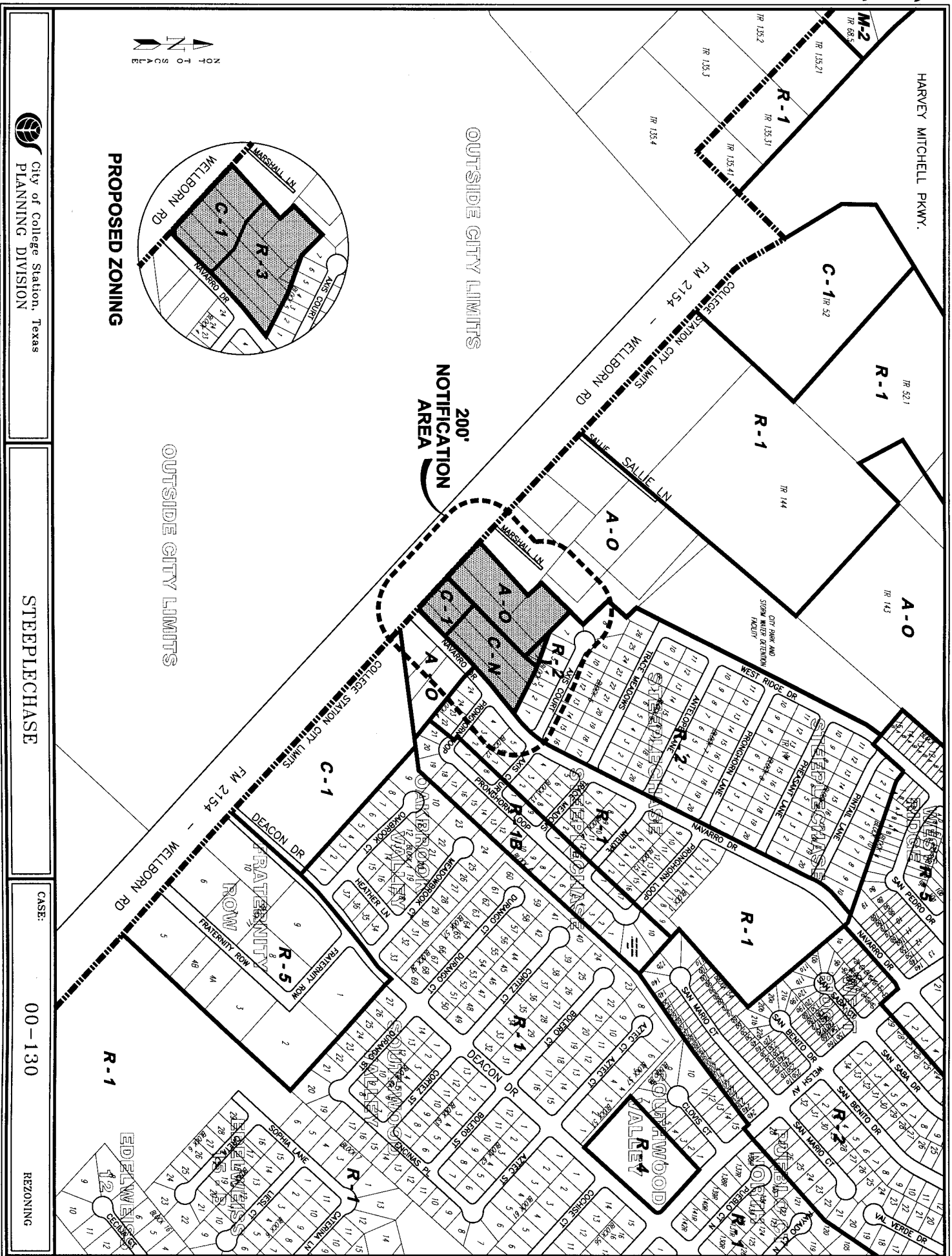
THENCE: N 41° 58' 27" W for a distance of 91.21 feet to the west corner of the said 1.0047 acre tract, said corner also being in the southeast line of the Anton Watthuber .340 acre residual tract described in Volume 47, Page 467 (B.C.D.R.);

THENCE: N 45° 11' 17" E for a distance of 191.53 feet for the most northerly corner of this 3.698 acre tract, said corner also being the west corner of Lot 7, Block 5 of said Steeplechase Subdivision, Phase Three;

THENCE: S 44° 57' 08" E for a distance of 143.79 feet to the south corner of said Lot 7;

THENCE: S 69° 52' 47" E for a distance of 187.06 feet through Lots 6, 5 and 4, Block 5 of said Steeplechase, Phase Three to an interior ell-corner in the south line of said Lot 4;

THENCE: S 63° 10' 49" E along the southwest line of Lots 4, 3, 2 and 1, Block 5 of said Steeplechase, Phase Three for a distance of 237.37 feet to the POINT OF BEGINNING and containing 3.698 acres of land, more or less.



City of College Station, Texas
PLANNING DIVISION

STEEPLECHASE

CASE:

00-130

REZONING